

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: FORT MADISON
Local Government Number: 56G530

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FORT MADISON CYRUS CLIMAX URBAN RENEWAL	56008	3
FORT MADISON HALL TOWING URBAN RENEWAL	56010	1
FORT MADISON WOLF PKG #9 URBAN RENEWAL	56018	2
FT MADISON WEST END DEVELOPMENT URBAN RENEWAL	56022	1
FT MADISON BURLINGTON-HILL URBAN RENEWAL	56023	1
FT MADISON RIVER BEND #12 URBAN RENEWAL	56026	2
FT MADISON ASSISTED LIVING #13 URBAN RENEWAL	56027	1
FM BLUFF APTS #14 AG UR INCREMENT	56134	1
FM BLUFF APTS #14 COMMERCIAL INCREMENT	56137	1

TIF Debt Outstanding: 3,434,311

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2013 Cash Balance
as of 07-01-2013:	1,301,642	0	Restricted for LMI

TIF Revenue:	818,967
TIF Sp. Revenue Fund Interest:	12,158
Asset Sales & Loan Repayments:	0
Total Revenue:	831,125

Rebate Expenditures:	318,900
Non-Rebate Expenditures:	1,748,392
Returned to County Treasurer:	0
Total Expenditures:	2,067,292

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2014 Cash Balance
as of 06-30-2014:	65,475	0	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,301,544

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON CYRUS CLIMAX URBAN RENEWAL
 UR Area Number: 56008

UR Area Creation Date: 06/1994

UR Area Purpose: ECONOMIC DEVELOPMENT -
 FIRST TIF DISTRICT
 SATISFIED IN 2009. THE
 SIEMEN'S TIF WAS ADDED
 AND IS ONGOING.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/CENTRAL SCH/CYPRUS CLIMAX UR TIF INCREMENT	56096	56097	15,465,387
FT MADISON CITY AG/CENTRAL SCH/CYPRUS CLIMAX UR AGLAND INCREMENT	56123	56124	0
FT MADISON CITY AG/FT MADISON SCH/CYPRUS CLIMAX AGLAND INCREMENT	56125	56126	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	19,950,560	0	0	19,950,560	0	19,950,560
Taxable	0	0	0	19,950,560	0	0	19,950,560	0	19,950,560
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **1,273,175** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 546,770
 TIF Sp. Revenue Fund Interest: 10,152
 Asset Sales & Loan Repayments: 0
Total Revenue: 556,922

Rebate Expenditures: 246,987
 Non-Rebate Expenditures: 1,553,403
 Returned to County Treasurer: 0
Total Expenditures: 1,800,390

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **29,707** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

SIEMEN

Description:	NEW INDUSTRY
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

SIEMEN'S #2 EXPANSION

Description:	EXPANSION #2 SIEMENS
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

SIEMENS #1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,350,000
Interest:	239,717
Total:	1,589,717
Annual Appropriation?:	No
Date Incurred:	11/29/2006
FY of Last Payment:	2014

SIEMENS #2

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/05/2008
FY of Last Payment:	2020

Non-Rebates For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

TIF Expenditure Amount:	9,000
Tied To Debt:	SIEMENS #1
Tied To Project:	SIEMEN'S #2 EXPANSION

TIF Expenditure Amount:	1,350,000
Tied To Debt:	SIEMENS #1
Tied To Project:	SIEMEN'S #2 EXPANSION

TIF Expenditure Amount:	169,151
Tied To Debt:	SIEMENS #1
Tied To Project:	SIEMEN'S #2 EXPANSION

TIF Expenditure Amount:	25,252
Tied To Debt:	SIEMENS #2
Tied To Project:	SIEMEN'S #2 EXPANSION

Rebates For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

SIEMENS #2

TIF Expenditure Amount:	246,987
Rebate Paid To:	SIEMENS
Tied To Debt:	SIEMENS #1
Tied To Project:	SIEMENS #2 EXPANSION
Projected Final FY of Rebate:	2020

Jobs For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

Company Name:	SIEMENS
Date Agreement Began:	08/05/2008
Date Agreement Ends:	08/05/2018
Number of Jobs Created or Retained:	287
Total Annual Wages of Required Jobs:	10,231,894
Total Estimated Private Capital Investment:	14,000,000
Total Estimated Cost of Public Infrastructure:	2,300,000

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON CYRUS CLIMAX URBAN RENEWAL (56008)
 TIF Taxing District Name: FT MADISON CITY/CENTRAL SCH/CYPRUS CLIMAX UR TIF INCREMENT
 TIF Taxing District Inc. Number: 56097
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	19,950,560	0	0	19,950,560	0	19,950,560
Taxable	0	0	0	19,950,560	0	0	19,950,560	0	19,950,560
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,485,173	15,465,387	15,465,387	0	0

FY 2014 TIF Revenue Received: 546,770

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON CYRUS CLIMAX URBAN RENEWAL (56008)
 TIF Taxing District Name: FT MADISON CITY AG/CENTRAL SCH/CYPRUS CLIMAX UR AGLAND INCREMENT
 TIF Taxing District Inc. Number: 56124
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON CYRUS CLIMAX URBAN RENEWAL (56008)
 TIF Taxing District Name: FT MADISON CITY AG/FT MADISON SCH/CYPRUS CLIMAX AGLAND
 INCREMENT

TIF Taxing District Inc. Number: 56126

TIF Taxing District Base Year: 0

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON HALL TOWING URBAN RENEWAL
 UR Area Number: 56010

UR Area Creation Date: 06/1992

UR Area Purpose: Economic Development, all debt
 has been satisfied 6/2008

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/HALL TOWING UR TIF INCREMENT	56084	56085	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON HALL TOWING URBAN RENEWAL (56010)
 TIF Taxing District Name: FT MADISON CITY/FT MADISON SCH/HALL TOWING UR TIF INCREMENT
 TIF Taxing District Inc. Number: 56085
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1992

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON WOLF PKG #9 URBAN RENEWAL
 UR Area Number: 56018

UR Area Creation Date: 01/1999

UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/WOLF PKG #9 UR TIF INCREMENT	56102	56103	0
FT MADISON CITY AG/FT MADISON SCH/WOLF PKG # UR AGLAND INCREMENT	56121	56122	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON WOLF PKG #9 URBAN RENEWAL (56018)
 TIF Taxing District Name: FT MADISON CITY/FT MADISON SCH/WOLF PKG #9 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 56103
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2011

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1999

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON WOLF PKG #9 URBAN RENEWAL (56018)
 TIF Taxing District Name: FT MADISON CITY AG/FT MADISON SCH/WOLF PKG # UR AGLAND INCREMENT
 TIF Taxing District Inc. Number: 56122
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FT MADISON WEST END DEVELOPMENT URBAN RENEWAL
 UR Area Number: 56022

UR Area Creation Date: 10/2006

UR Area Purpose: This district has been consolidated
 into District #13

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/WEST END DEVELOPMENT UR TIF INCREMENT	56113	56114	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FT MADISON WEST END DEVELOPMENT URBAN RENEWAL (56022)
 TIF Taxing District Name: FT MADISON CITY/FT MADISON SCH/WEST END DEVELOPMENT UR TIF
 INCREMENT
 TIF Taxing District Inc. Number: 56114
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FT MADISON BURLINGTON-HILL URBAN RENEWAL
 UR Area Number: 56023
 UR Area Creation Date: 10/2005
 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/BURLINGTON-HILL UR TIF INCREMENT	56115	56116	2,424,540

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	18,630	2,459,200	0	0	2,477,830	0	2,477,830
Taxable	0	0	18,630	2,459,200	0	0	2,477,830	0	2,477,830
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: -92,649 **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 84,604
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 84,604

Rebate Expenditures: 71,913
 Non-Rebate Expenditures: 55,762
 Returned to County Treasurer: 0
Total Expenditures: 127,675

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: -135,720 **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For FT MADISON BURLINGTON-HILL URBAN RENEWAL

INDUSTRIAL TOOLING

Description:	STREET IMPROVEMENTS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

INDEPENDENT CAN

Description:	NEW FACILITY
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

INDEPENDENT CAN

Description:	UTILITIES & ADMIN EXPENSES
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For FT MADISON BURLINGTON-HILL URBAN RENEWAL

INDUSTRIAL TOOLING

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	155,000
Interest:	19,000
Total:	174,000
Annual Appropriation?:	No
Date Incurred:	09/29/2005
FY of Last Payment:	2018

INDEPENDENT CAN

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/24/2008
FY of Last Payment:	2018

INDEPENDENT CAN

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/24/2008
FY of Last Payment:	2018

Non-Rebates For FT MADISON BURLINGTON-HILL URBAN RENEWAL

TIF Expenditure Amount:	30,000
Tied To Debt:	INDUSTRIAL TOOLING
Tied To Project:	INDUSTRIAL TOOLING

TIF Expenditure Amount:	6,200
Tied To Debt:	INDUSTRIAL TOOLING
Tied To Project:	INDUSTRIAL TOOLING

TIF Expenditure Amount:	63
Tied To Debt:	INDUSTRIAL TOOLING
Tied To Project:	INDUSTRIAL TOOLING

TIF Expenditure Amount:	19,499
Tied To Debt:	INDUSTRIAL TOOLING
Tied To Project:	INDUSTRIAL TOOLING

Rebates For FT MADISON BURLINGTON-HILL URBAN RENEWAL

INDEPENDENT CAN

TIF Expenditure Amount:	71,913
Rebate Paid To:	INDEPENDENT CAN
Tied To Debt:	INDEPENDENT CAN
Tied To Project:	INDEPENDENT CAN
Projected Final FY of Rebate:	2018

Jobs For FT MADISON BURLINGTON-HILL URBAN RENEWAL

Project:	INDEPENDENT CAN
Company Name:	INDEPENDENT CAN
Date Agreement Began:	07/24/2008
Date Agreement Ends:	07/24/2018
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	616,512
Total Estimated Private Capital Investment:	3,200,000
Total Estimated Cost of Public Infrastructure:	20,000

TIF Taxing District Data Collection

Local Government Name:	FORT MADISON (56G530)
Urban Renewal Area:	FT MADISON BURLINGTON-HILL URBAN RENEWAL (56023)
TIF Taxing District Name:	FT MADISON CITY/FT MADISON SCH/BURLINGTON-HILL UR TIF INCREMENT
TIF Taxing District Inc. Number:	56116
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2005

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	18,630	2,459,200	0	0	2,477,830	0	2,477,830
Taxable	0	0	18,630	2,459,200	0	0	2,477,830	0	2,477,830
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	53,290	2,424,540	2,424,540	0	0

FY 2014 TIF Revenue Received: 84,604

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FT MADISON RIVER BEND #12 URBAN RENEWAL
 UR Area Number: 56026
 UR Area Creation Date: 06/2007
 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISONCITY/FT MADISON SCH/RIVER BEND# 12 UR TIF INCREMENT	56127	56128	1,648,530
FT MADISON CITY AG/FT MADISON SCH/RIVER BEND #12 UR INCREMENT	56129	56130	2,260

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,010	3,173,840	0	0	0	-27,780	3,165,070	0	3,165,070
Taxable	11,394	1,676,310	0	0	0	-27,780	1,659,924	0	1,659,924
Homestead Credits									20

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	-43,893	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
---	----------------	----------	---

TIF Revenue:	56,793
TIF Sp. Revenue Fund Interest:	6
Asset Sales & Loan Repayments:	0
Total Revenue:	56,799

Rebate Expenditures:	0
Non-Rebate Expenditures:	59,363
Returned to County Treasurer:	0
Total Expenditures:	59,363

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	-46,457	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
---	----------------	----------	---

Projects For FT MADISON RIVER BEND #12 URBAN RENEWAL

CONDO PROJECT

Description:	PUBLIC STREET & LIGHTING
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For FT MADISON RIVER BEND #12 URBAN RENEWAL

CONDOS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	360,000
Interest:	66,760
Total:	426,760
Annual Appropriation?:	No
Date Incurred:	05/04/2008
FY of Last Payment:	2018

Non-Rebates For FT MADISON RIVER BEND #12 URBAN RENEWAL

TIF Expenditure Amount:	45,000
Tied To Debt:	CONDOS
Tied To Project:	CONDO PROJECT

TIF Expenditure Amount:	14,228
Tied To Debt:	CONDOS
Tied To Project:	CONDO PROJECT

TIF Expenditure Amount:	135
Tied To Debt:	CONDOS
Tied To Project:	CONDO PROJECT

Income Housing For FT MADISON RIVER BEND #12 URBAN RENEWAL

Amount of FY 2013 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	40,000
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name:	FORT MADISON (56G530)
Urban Renewal Area:	FT MADISON RIVER BEND #12 URBAN RENEWAL (56026)
TIF Taxing District Name:	FT MADISONCITY/FT MADISON SCH/RIVER BEND#`12 UR TIF INCREMENT
TIF Taxing District Inc. Number:	56128
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,173,840	0	0	0	-27,780	3,146,060	0	3,146,060
Taxable	0	1,676,310	0	0	0	-27,780	1,648,530	0	1,648,530
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	15,100	1,648,530	1,648,530	0	0

FY 2014 TIF Revenue Received: 56,793

TIF Taxing District Data Collection

Local Government Name:	FORT MADISON (56G530)
Urban Renewal Area:	FT MADISON RIVER BEND #12 URBAN RENEWAL (56026)
TIF Taxing District Name:	FT MADISON CITY AG/FT MADISON SCH/RIVER BEND #12 UR INCREMENT
TIF Taxing District Inc. Number:	56130
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,010	0	0	0	0	0	19,010	0	19,010
Taxable	11,394	0	0	0	0	0	11,394	0	11,394
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	16,750	2,260	2,260	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FT MADISON ASSISTED LIVING #13 URBAN RENEWAL
 UR Area Number: 56027
 UR Area Creation Date: 12/2007
 UR Area Purpose: ECONOMIC DEVELOPMENT

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/ASSISTED LIVING #13 UR INCREMENT	56131	56132	2,964,450

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,971,900	0	0	0	2,971,900	0	2,971,900
Taxable	0	0	2,971,900	0	0	0	2,971,900	0	2,971,900
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	153,363	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
---	----------------	----------	---

TIF Revenue:	103,444
TIF Sp. Revenue Fund Interest:	1,849
Asset Sales & Loan Repayments:	0
Total Revenue:	105,293

Rebate Expenditures:	0
Non-Rebate Expenditures:	55,564
Returned to County Treasurer:	0
Total Expenditures:	55,564

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	203,092	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
---	----------------	----------	---

Projects For FT MADISON ASSISTED LIVING #13 URBAN RENEWAL

ASSISTED LIVING

Description:	STREET IMPROVEMENTS & LIGHTING
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For FT MADISON ASSISTED LIVING #13 URBAN RENEWAL

ASSISTED LIVING

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	575,000
Interest:	228,684
Total:	803,684
Annual Appropriation?:	No
Date Incurred:	05/06/2008
FY of Last Payment:	2028

Non-Rebates For FT MADISON ASSISTED LIVING #13 URBAN RENEWAL

TIF Expenditure Amount:	30,000
Tied To Debt:	ASSISTED LIVING
Tied To Project:	ASSISTED LIVING

TIF Expenditure Amount:	23,186
Tied To Debt:	ASSISTED LIVING
Tied To Project:	ASSISTED LIVING

TIF Expenditure Amount:	220
Tied To Debt:	ASSISTED LIVING
Tied To Project:	ASSISTED LIVING

TIF Expenditure Amount:	2,158
Tied To Debt:	ASSISTED LIVING
Tied To Project:	ASSISTED LIVING

TIF Taxing District Data Collection

Local Government Name:	FORT MADISON (56G530)
Urban Renewal Area:	FT MADISON ASSISTED LIVING #13 URBAN RENEWAL (56027)
TIF Taxing District Name:	FT MADISON CITY/FT MADISON SCH/ASSISTED LIVING #13 UR INCREMENT
TIF Taxing District Inc. Number:	56132
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,971,900	0	0	0	2,971,900	0	2,971,900
Taxable	0	0	2,971,900	0	0	0	2,971,900	0	2,971,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	7,450	2,964,450	2,964,450	0	0

FY 2014 TIF Revenue Received: 103,444

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FM BLUFF APTS #14 AG UR INCREMENT
 UR Area Number: 56134

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FM BLUFF APTS #14 AG UR	56133	56134	1,360

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,830	0	0	0	0	0	7,830	0	7,830
Taxable	4,693	0	0	0	0	0	4,693	0	4,693
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FM BLUFF APTS #14 AG UR INCREMENT (56134)
 TIF Taxing District Name: FM BLUFF APTS #14 AG UR
 TIF Taxing District Inc. Number: 56134

TIF Taxing District Base Year: 0

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,830	0	0	0	0	0	7,830	0	7,830
Taxable	4,693	0	0	0	0	0	4,693	0	4,693
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,470	1,360	1,360	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FM BLUFF APTS #14 COMMERCIAL INCREMENT
 UR Area Number: 56137

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FM BLUFF APTS # 14 COMMERCIAL	56136	56137	783,090

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	788,080	0	0	0	788,080	0	788,080
Taxable	0	0	788,080	0	0	0	788,080	0	788,080
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **11,646** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 27,356
 TIF Sp. Revenue Fund Interest: 151
 Asset Sales & Loan Repayments: 0
Total Revenue: 27,507

Rebate Expenditures: 0
 Non-Rebate Expenditures: 24,300
 Returned to County Treasurer: 0
Total Expenditures: 24,300

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **14,853** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For FM BLUFF APTS #14 COMMERCIAL INCREMENT

BLUFF APARTMENTS

Description:	APARTMENT COMPLEX
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For FM BLUFF APTS #14 COMMERCIAL INCREMENT

BLUFF APT TIF LOAN

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	286,000
Interest:	154,150
Total:	440,150
Annual Appropriation?:	Yes
Date Incurred:	06/29/2011
FY of Last Payment:	2031

Non-Rebates For FM BLUFF APTS #14 COMMERCIAL INCREMENT

TIF Expenditure Amount:	10,000
Tied To Debt:	BLUFF APT TIF LOAN
Tied To Project:	BLUFF APARTMENTS

TIF Expenditure Amount:	14,300
Tied To Debt:	BLUFF APT TIF LOAN
Tied To Project:	BLUFF APARTMENTS

Income Housing For FM BLUFF APTS #14 COMMERCIAL INCREMENT

Amount of FY 2013 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	40,000
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FM BLUFF APTS #14 COMMERCIAL INCREMENT (56137)
 TIF Taxing District Name: FM BLUFF APTS # 14 COMMERICAL
 TIF Taxing District Inc. Number: 56137

TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	788,080	0	0	0	788,080	0	788,080
Taxable	0	0	788,080	0	0	0	788,080	0	788,080
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,990	783,090	783,090	0	0

FY 2014 TIF Revenue Received: 27,356